

# Planning and Zoning Board

## *Study Session Minutes*

Virtual Platform

Date: May 27, 2020 Time: 3:00 p.m.

**MEMBERS PRESENT:**

\*Chair Michelle Dahlke  
\*Vice Chair Dane Astle  
\*Jessica Sarkissian  
\*Tim Boyle  
\*Shelly Allen  
\*Jeffrey Crockett  
\*Deanna Villanueva-Saucedo

**MEMBERS ABSENT:**

None

(\*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Charlotte McDermott  
\*Charlotte Bridges  
\*Ryan McCann  
Wahid Alam  
Cassidy Welch  
Rebecca Gorton

**OTHERS PRESENT:**

None

1. Call meeting to order.

Chair Dahlke declared a quorum present and the meeting was called to order at 3:00 p.m.

2. Review items on the agenda for the May 27, 2020 Zoning Board Hearing.

Staffmember Ryan McCann presented case ZON19-00961 to the Board. There was no discussion by the board.

Staffmember Charlotte Bridges presented case ZON20-00134 to the Board. There was no discussion by the board.

Staffmember Wahid Alam presented case ZON19-00871 to the Board. Mr. Alam stated the request is for rezoning, Site Plan and a Council Use Permit (CUP) to allow for a mixed-use development that will include apartments, hotel, and restaurants. He informed the Board that the site plan shows pedestrian connection between the various uses on the sites. The landscape plan provided with the

application also shows additional landscape materials than the minimum requirement. Also, the site plan shows access to the site will be from the existing signalized driveway on Crismon Road. Mr. Alam informed the Board that the hotel and restaurant buildings are shown to be developed immediately adjacent to Crismon Road with the proposed multi-residence serving as a buffer between the commercial uses and the existing surrounding residential subdivision to the north and west of the site. Mr. Alam also informed the Board that the elevation plan and associated documents submitted shows how the height of the multi residence building will be compatible to the surrounding residential homes.

Mr. Alam informed the Board that the request also includes a Planned Area Development (PAD) to modify certain standards of the Mesa Zoning Ordinance. Specifically, (1) a proposal to increase the height of the apartment buildings from the allowed 30' in height to a height of 46'; and 2) to allow an increase in the required hotel height from the allowed 30' to 51. Mr. Alam informed the Board that as a mitigation for the increased height for the development of the multi-residence building, the applicant is proposing an increase in the required setback from 75' to 100'. The intent of the increased setback with landscaping area is to mitigate the additional height proposed with the multi residence and provide screening for the adjacent single residence. The provision of the additional landscaping is also a result of responding to comments received from the neighborhood meetings to discuss the project.

Regarding parking spaces, the applicant is requesting a reduction of 11 parking spaces which results in a parking ratio of 2.05 spaces per unit for the multi residence development. Mr. Alam informed the Board that the requested reduction is comparable to similar parking reductions approved for projects of similar sizes in the City.

Regarding the Council Use Permit, the specific request is to consider modifications to the requirements for residential uses in the LC zoning district. These requirements include 40% of the gross floor area to be reserved for nonresidential uses and a minimum of 65% of the ground floor of each building to remain reserved for non-residential uses, as well as the maximum residential density allowed in the LC district shall not be more than 25 dwelling units per acre. The requested CUP is to allow 100% of the ground floor of the multi residence to be used for residential uses and allow a residential density greater than 25 dwelling units per acre.

Staffmember Wahid Alam stated the applicant held four neighborhood meetings. Some of the concerns expressed during the meetings include potential generation of additional vehicular traffic on the roads resulting in congestion, responsibility for the maintenance of the proposed perimeter landscaping, managing lighting spillage on the property, potential odors coming from the restaurant, the location of trash bins on the site, and height of the buildings. Mr. Alam informed the Board that the applicant conducted a traffic study that showed there is adequate capacity on the road to handle the development. And also, the applicant addressed the concerns of the surrounding neighbors by reducing the height of the apartment building from 48' to 46', reducing the height of the hotel from 67' to 51', increasing the perimeter landscaping from 20' to 25', increasing the building setback from 75' to 100'; increasing the height of the perimeter wall from 6' to 8', and relocating the trash

enclosures from 25' to 50'.

Boardmember Boyle inquired if the reduction in height for the buildings is a requirement by the City. Mr. Alam responded the reduction in height from the allowed 67' to 51' was suggested by the surrounding neighbors that were concerned with the height of the hotel. There was no other discussion by the Board.

Staffmember Cassidy Welch presented the Minor General Plan Amendment, case ZON20-00129 and the companion zoning case ZON19-00805 to the Board. Ms. Welch discussed both requests together and explained the General Plan Amendment is to change the Character Type from Neighborhoods to Mixed Use Activity District and the rezoning request is to allow a mixed-use development. She informed the Board that the Neighborhood Character Type restricts commercial uses to approx. 15 acres in size, hence prompting the applicant to request the Minor General Plan Amendment to change the character type from Neighborhoods to Mixed Use Activity District to allow the 89 acres to be developed as a mixed-use.

Ms. Welch informed the Board that as part of the request, the 89 acres will be removed from the existing Destination at Gateway PAD and allow for a new PAD with a CUP to allow multiple residents in the requested GC district, specific to this commercial development. Ms. Welch explained there will be a Development Agreement that will limit some land uses on the site, specifically it will limit the number of multi-residence units on the site. Also, a site plan review will be required for any future development on the site. Ms. Welch stated the Council Use Permit is to specifically allow 100% ground floor of multi residence buildings to be used for residential, instead of the required commercial.

Ms. Welch stated the applicant held a neighborhood meeting and questions from the residents in attendance were about potential uses on the site and timing of construction on the property.

Boardmember Allen inquired if staff has any concerns with the requirement of the Council Use Permit allowing 100% residential use on the ground floor. Ms. Welch responded staff does not have any concerns that the ground floor will be used for residential. She stated the intention is for the multi-residential to be a buffer to the group commercial to the west. Dr. Appiah also stated the 65% ground floor commercial is typically to encourage vertically integrated mixed use. However, the proposed development is planned more as a horizontal mixed use. Also, the applicant will be entering into a development agreement to require a minimum of 60% of the site to be developed as commercial that exceeds the required commercial in the GC district and a trade off to the request to not require the ground floor commercial for multi residence buildings

### 3. Planning Director's Updates.

- a. May 18 City Council's land use cases and decisions.

The Bylaws which were previously approved have been posted to the Planning and Zoning Board website and staff will forward the final version to the board members.

Dr. Appiah informed the Board that the City Council has considered and approved the rezoning case for the Cimmaron Apartments.

4. Conduct a public hearing on the following General Plan Amendment:

**4-a ZON20-00129 District 6.** Within the 10600 to 11000 blocks of East Williams Field Road (south side); within the 6000 to 6200 blocks of South Signal Butte Road (west side); and within the 6000 to 6400 blocks of South Signal Butte Road (east side). Located south of Williams Field Road on the east and west sides of Signal Butte Road. (89± acres). Minor General Plan Amendment to change the Character Type from Neighborhoods to Mixed Use Activity District. This request will allow for a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **Continued from May 13, 2020.**

**Planner: Cassidy Welch**

**Staff Recommendation: Adoption**

Applicant Sean Lake stated the project was approved several years ago by the Planning and Zoning Board and City Council. He stated the project was approved as a residential Master Plan and since that approval, the adjacent communities have been making improvements to the four arterial roadways which will funnel a large number of traffic into the 24 Gateway. Mr. Lake explained the area is outside of the current key automobile sales sites and there are several interests from various car dealers in opening stores in the area to reach the Queen Creek and San Tan customers. He stated the request to change the General Plan and rezone will allow for a mixed use on the 89 acres. He stated they held a neighborhood meeting and there were no major concerns expressed by the surrounding neighbors.

Chair Dahlke closed the public hearing on the General Plan Amendment at 3:55 pm.

5. Adjournment.

Vice Chair Astle motioned to adjourn the meeting at 3:57 pm. The motion was seconded by Boardmember Crockett.

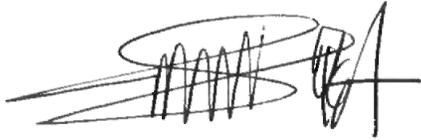
Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, consisting of a series of vertical strokes followed by a large, stylized 'A'.

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Nana K. Appiah, AICP, Secretary  
Planning Director

***Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov).***